



79 Douglas Avenue, Exmouth, Devon, EX8 2HG

GUIDE PRICE

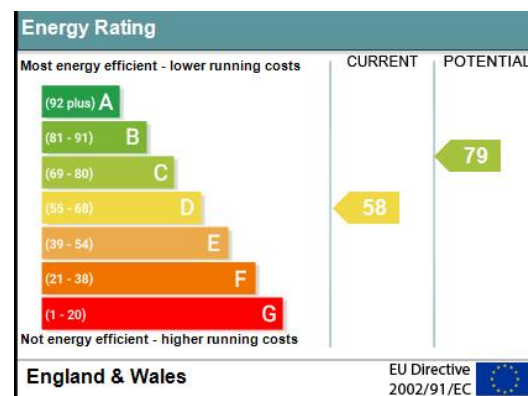
£650,000

TENURE Freehold



A Most Attractive Four Bedroom Detached House Enjoying A Sought After And Convenient Avenues Location With Two Driveways, Garage And Colourful Gardens

Entrance Porch & Reception Hall • Spacious Lounge • Separate Dining Room
 Kitchen/Breakfast Room • Conservatory • Ground Floor Bedroom Four
 Ground Floor Shower Room/WC • Three First Floor Double Bedrooms
 First Floor Bathroom/WC & Cloakroom/WC • Gas Central Heating & Double Glazed Windows
 Excellent Family Home • Viewing Strongly Recommended



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THE ACCOMMODATION COMPRISES: Double glazed front door with leaded light patterned glass inset and matching picture windows to either side giving access to:

ENTRANCE PORCH: With stripped wood flooring; coat rack; lighting; internal glazed panelled window with obscure glass; inner door with matching glass leading to:

RECEPTION HALL: With stairs rising to the first floor landing with useful understairs storage cupboard beneath; stripped wood flooring; radiator; coved ceiling.

LOUNGE: 20' 0" x 11' 11" (6.1m x 3.63m) A bright and spacious dual aspect room with double glazed leaded light windows to side aspect; uPVC double glazed double doors opening onto the rear patio sun terrace; feature stone fireplace with matching hearth housing coal living flame effect gas fire; two radiators; television point; coved ceiling; wall lighting; stripped wood flooring.

DINING ROOM: 12' 0" x 11' 0" (3.66m x 3.35m) A dual aspect room with double glazed leaded light windows to side and front aspects; radiator; coved ceiling.

KITCHEN/BREAKFAST ROOM: 16' 7" x 7' 11" (5.05m x 2.41m) Fitted with a range of wood effect work top surfaces with attractive patterned tiled surrounds; range of base cupboards, drawer units and integrated dishwasher beneath; inset single drainer one and a half bowl sink unit with mixer tap; inset four ring gas hob with extractor hood over and built-in oven below; built-in floor-to-ceiling shelved storage cupboard; radiator; tiled flooring; recess ceiling spotlighting; additional spotlighting over the sink unit area; timer control for hot water and central heating; two sets of double glazed windows to rear aspect; double glazed door leading to:

CONSERVATORY: 17' 9" x 8' 0" (5.41m x 2.44m) A fine addition to the accommodation with double glazed roof with two skylight windows; three sets of sliding double glazed doors opening onto the rear garden; television point; radiator; tiled flooring.

GROUND FLOOR BEDROOM FOUR: 11' 0" x 10' 11" (3.35m x 3.33m) A dual aspect bedroom with double glazed leaded light windows to side and front aspects; radiator; coved ceiling.

GROUND FLOOR SHOWER ROOM/WC: Comprising of a good size tiled shower cubicle with Mira shower unit, shower splash screen and folding shower splash screen door; wash hand basin with chrome mixer tap and cabinet beneath; WC with push button flush; wall mounted mirror fronted cabinet with display lighting; radiator; fully tiled walls; Dimplex wall heater; tiled flooring.

FIRST FLOOR GALLERIED STYLE LANDING: With access to roof space; fitted range of storage cupboards with glass-fronted display units over; double glazed leaded light window to front aspect; good size linen cupboard with slatted shelving and housing the gas fired boiler serving domestic hot water and central heating.

BEDROOM ONE: 14' 0" x 12' 1" (4.27m x 3.68m) A spacious dual aspect main bedroom with double glazed leaded light windows to side and rear aspects; two built-in wardrobes with clothes rail and shelving; radiator.

BEDROOM TWO: 12' 5" x 10' 11" (3.78m x 3.33m) Double glazed leaded light window to side aspect; built-in double wardrobe with clothes rail and shelf.

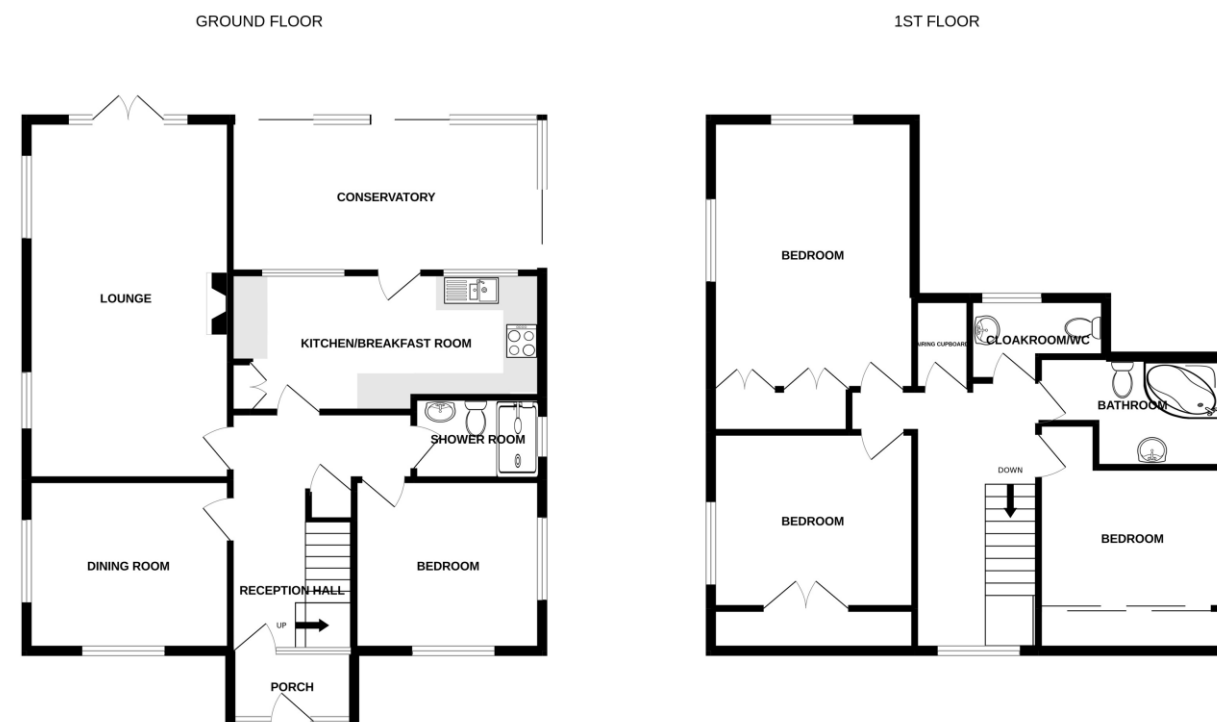
BEDROOM THREE: 11' 1" x 10' 1" (3.38m x 3.07m) into wall recess. Another good size double bedroom with double glazed leaded light window to side aspect; radiator; full length built-in triple wardrobes with mirror-fronted doors, clothes rail and shelf.

BATHROOM/WC: 11' 0" x 6' 0" (3.35m x 1.83m) Comprising of a corner bath with shower attachment, shower curtain and rail; pedestal wash hand basin; WC; fully tiled walls; wall mounted storage cabinet; radiator; double glazed window with patterned glass.

CLOAKROOM/WC: Comprising of a WC with push button flush; wall mounted wash hand basin with chrome mixer tap and tiled splashback; double glazed window with patterned glass.

OUTSIDE: Enjoying a sought-after 'Avenues' location, the property has lawned front gardens screened by mature shrubs and trees with two driveways to either side providing ample off-road parking - one leading to double wooden gates giving access to the rear garden and the other leading to the **SINGLE GARAGE**. An arched wooden side gate and side pathway with outside lighting and outside cold water tap gives access through to the **REAR GARDEN** which offers an abundance of colour from a wide variety of plants and shrubs and comprises of a good size patio sun terrace area ideal for al-fresco dining/entertaining with outside lighting; lawned area of garden with fishpond and circular patio sun terrace.

GARAGE: 16' 10" x 9' 0" (5.13m x 2.74m) With outside lighting; up and over door; power and light connected. To the rear of the garage there is a **UTILITIES AREA** with work surface with inset single drainer sink unit, cupboard, space and plumbing for washing machine and tumble dryer beneath and additional space for an upright fridge/freezer. A wooden side door gives access to the rear garden.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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